

CITY PLAN COMMISSION/ARCHITECTURAL REVIEW BOARD
VIRTUAL ZOOM MEETING
MONDAY, MAY 18, 2020
17:30 (05:30 PM)

CALL TO ORDER

The meeting was called to order by Chairman Steve Lichtenfeld at 17:30.

ROLL CALL

Chairman Steve Lichtenfeld, City Manager David Gipson, Aldermanic Representative Richard Lintz, Robert Denlow, George Hettich, and Helen DiFate answered roll call.

Absent: Carolyn Gaidis

ALSO IN ATTENDANCE

Stephanie Karr, City Attorney
Susan M. Istenes, AICP, Planning Director

APPROVAL OF MINUTES

RICHARD LINTZ – MOVE TO APPROVE THE MINUTES WITH MINOR AMENDMENTS

GEORGE HETTICH – SECOND

BOARD UNANIMOUSLY APPROVES APRIL 20, 2020, MEETING MINUTES.

ALL BUSINESS

100 CARONDELET PLAZA – ARCHITECTURAL REVIEW BOARD – SPECIAL ANTENNA

Director Susan M. Istenes summarizes the following staff report: “The 3-acre subject property is located between Carondelet Plaza and Forest Park Parkway. The property has a zoning designation of HDC High Density Commercial District and is located in the Forsyth Station Transit Oriented Development Overlay District. The site contains a multi-story hotel (Ritz Carlton) and a five-story parking structure.

There are currently eight existing telecommunications antennas installed on the east and west sides of an existing equipment penthouse shelter on top of the parking structure, in the southeast corner. These antennas are visible primarily from Forest Park Parkway. The applicant proposes to remove all the existing antennas on the east and west sides (total of 8), replace the existing antennas and add new gamma sector antennas for a total of 11 antennas. The antennas are currently mounted on the existing shelter; however, the new antennas will be structurally secured to the south side of the parking garage wall, just below the shelter. Additionally, an elevated rack will be constructed, and the proposed gamma antennas will be placed on that rack, for a total height of 9 feet as measured from the top of the existing shelter to the top of the antennas. The antennas will be located facing south and west. The new antennas are 4 to 6 feet tall and approximately 1 foot wide.

Article XXVI of the Zoning Regulations require Architectural Review Board approval of new telecommunications antenna applications that create a visible change to the property.

The proposed antennas are attached to the located on top of a multi-story parking structure and are primarily visible from Forest Park Parkway. According to the applicant, all equipment will be painted white match the building exterior. The location and design of the antennas and equipment is consistent with existing antennas on the building and staff is of the opinion that they will not have an adverse visual impact on adjacent properties.

STAFF RECOMMENDATION IS TO APPROVE AS SUBMITTED.

JAMES CARDINAL (JC) – REPRESENTATIVE/APPLICANT
TYSEN WEISHARR (TW) - ENGINEER

JC and TW – Addresses the Board and goes over the project but has nothing to add to the staff report. Notes the antennas will be taller than what is currently there.

CHAIRMAN LICHTENFELD – I don’t think the height will be an issue from the south side of the highway.

RICHARD LINTZ – Please confirm that everything will be painted white – the stuff that will be 9 feet above the structure.

JC – Yes it will be painted to match the garage.

CHAIRMAN LICHTENFELD – The white will look good with the sky.

HELEN DiFATE – Is there anyway it could be 7 feet instead of 9 feet?

TC – The issue with that is the antennas wouldn't cover the area they are wanting to cover it would shoot right into the garage. They have to clear the parking garage.

RICHARD LINTZ – MOTION TO APPROVE AS SUBMITTED.

GEORGE HETTICH – SECOND.

BOARD UNANIMOUSLY VOTES TO APPROVE WITH RECOMMENDATION. 6-0

HAVING NO FURTHER BUSINESS BEFORE THE COMMISSION, THE MEETING WAS ADJOURNED AT 18:15.

Recording Secretary